

150.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

763,600 / 763,600

USE VALUE:

763,600 / 763,600

ASSESSED:

763,600 / 763,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WRIGHT-CASSONE GILLIAN K	
Owner 2: CASSONE CLARK STEPHEN	
Owner 3:	

Street 1: 51 KENILWORTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SOLOVAY DANIEL M/CATHERINE F -

Owner 2: -

Street 1: 51 KENILWORTH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2406 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.33	9									434,231						434,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4093.000	329,400		434,200	763,600			99093
							GIS Ref		
							GIS Ref		
							Insp Date		
							06/09/18		
							USER DEFINED		
							Prior Id # 1: 99093		
							Prior Id # 2:		
							Prior Id # 3:		
							Prior Id # 1:		
							Prior Id # 2:		
							Prior Id # 3:		
							ASR Map:		
							Fact Dist:		
							Reval Dist:		
							Year:		
							LandReason:		
							BldReason:		
							CivilDistrict:		
							Ratio:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,400	0	4,093.	434,200	763,600		Year end	12/23/2021
2021	101	FV	319,200	0	4,093.	434,200	753,400		Year End Roll	12/10/2020
2020	101	FV	319,200	0	4,093.	434,200	753,400		753,400 Year End Roll	12/18/2019
2019	101	FV	250,200	0	4,093.	407,100	657,300	657,300	Year End Roll	1/3/2019
2018	101	FV	250,200	0	4,093.	336,500	586,700	586,700	Year End Roll	12/20/2017
2017	101	FV	250,200	0	4,093.	309,400	559,600	559,600	Year End Roll	1/3/2017
2016	101	FV	250,200	0	4,093.	282,300	532,500	532,500	Year End	1/4/2016
2015	101	FV	233,400	0	4,093.	276,800	510,200	510,200	Year End Roll	12/11/2014

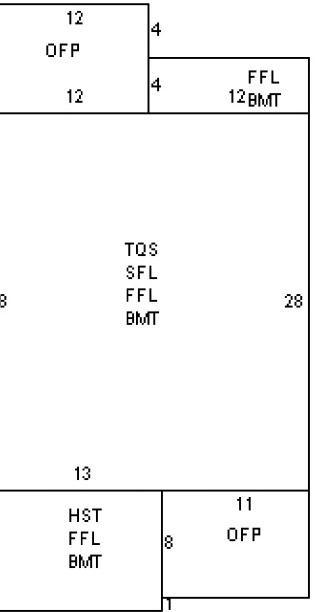
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOVAY DANIEL	71809-489		10/29/2018		750,000	No	No		
VILLA THEODORE	51246-338		5/30/2008		476,500	No	No		
VILLA MARY ANN	22012-33		5/6/1992			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/30/2021	946	Redo Bat	13,800	C					6/10/2021	Mail Update	MM	Mary M
6/10/2021	702	Solar Pa	11,000	C					6/9/2018	TTL REFUSAL	HS	Hanne S
1/23/2019	79	New Wind	16,675	C					10/30/2008	Meas/Inspect	355	PATRIOT
10/27/2014	1424	Re-Roof	8,235					Strip and re-roof.	1/20/2000	Inspected	277	PATRIOT
9/29/2014	1274	Renovate	39,707		9/29/2014			Add 2 rooms in att	12/7/1999	Mailer Sent		
5/4/2011	387	Porch	13,055					REPL 1ST FLOOR POR	11/22/1999	Measured	268	PATRIOT
									2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT..				12	4	12	4		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Fair	OFFP	FFL		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units 1	12 BMT				
GENERAL INFORMATION				OTHER FEATURES													
Grade: C - Average	Year Blt: 1932	Eff Yr Blt:	Alt LUC:	Total Units:	Location:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	TQS	SFL	FFL	12 BMT		
Jurisdct: G16	Fact: .	Const Mod:	Lump Sum Adj:	Floor:								28	28				
INTERIOR INFORMATION				CONDOS INFORMATION													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	13						
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 26.4 %	Override:	Kitchen:		Interior:	1	7	3		HST	FFL	11	OFFP			
Bsmnt Flr: 12 - Concrete	Subfloor:			Baths:		Additions:					9	8					
Bsmnt Gar: 1	Electric: 3 - Typical			Plumbing:		Kitchen:											
Insulation: 2 - Typical	Int vs Ext: S			Electric:		Baths:											
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	Heating:		Plumbing:											
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	General:		Electric:											
CALC SUMMARY				COMPARABLE SALES								SUB AREA					
Basic \$ / SQ: 130.00 Size Adj.: 1.15687907 Const Adj.: 0.99989998 Adj \$ / SQ: 150.379 Other Features: 83800 Grade Factor: 1.00 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 447574 Depreciation: 118160 Depreciated Total: 329414				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 150.38 Special Features: 0 Val/Su Net: 106.50 Final Total: 329400 Val/Su SzAd 159.02								Code Description Area - SQ Rate - AV Undepr Value Sub Area % Usbl Descrip % Type Qu # Ten					
												BMT Basement 837 56.840 47,578 BMT 100 RRM 40 A					
												FFL First Floor 837 150.380 125,867 SFL Second Floor 672 150.380 101,055 TQS 3/4 Story 504 150.380 75,791 OFFP Open Porch 184 25.460 4,686 HST Half Story 59 150.380 8,797					
												Net Sketched Area: 3,093 Total: 363,774 Size Ad 2071.5 Gross Area 3319 FinArea 2406					
MOBILE HOME				Make: [] Model: [] Serial # [] Year: [] Color: []				PARCEL ID 150.0-0003-0015.0				IMAGE					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
Total Yard Items: [] Total Special Features: [] Total: []												AssessPro Patriot Properties, Inc 					
More: N																	